

**MINUTES
BOARD OF ADJUSTMENT
CITY HALL COUNCIL CHAMBERS
116 W. NEEDLES AVE.
BIXBY, OK 74008
March 07, 2016 6:00 PM**

In accordance with the Oklahoma Open Meeting Act, Title 25 O.S. Section 311, the agenda for this meeting was posted on the bulletin board in the lobby of City Hall, 116 W. Needles Ave., Bixby, Oklahoma on the date and time as posted thereon, a copy of which is on file and available for public inspection, which date and time was at least twenty-four (24) hours prior to the meeting, excluding Saturdays and Sundays and holidays legally declared by the State of Oklahoma.

STAFF PRESENT:

Jason Mohler, Development Services
Patrick Boulden, Esq., City Attorney

ATTENDING:

See attached Sign-in Sheet

CALL TO ORDER

Meeting called to order by acting Chair JR Donelson at approximately 6:00 PM. Mr. Donelson is the Vice-Chair serving as the Acting Chair in lieu of Murray King.

ROLL CALL

Members Present: Larry Whiteley, Richard Altmann, JR Donelson, and Darrell Mullins.
Members Absent: Murray King

MINUTES

1. Approval of Minutes for February 1, 2016

Acting Chair JR Donelson introduced the item and asked to entertain a Motion.

Larry Whiteley made a MOTION to APPROVE the Minutes of February 1, 2016 as presented by Staff. Richard Altmann SECONDED the Motion. Roll was called:

ROLL CALL:

AYE: Donelson, Altmann, Whiteley, & Mullins
NAY: None.
ABSTAIN: None.
MOTION CARRIED: 4:0:0

NEW BUSINESS

2. (Continued from February 01, 2016)

BBOA-610 – Jessica Faubert. Discussion and possible action to approve a Special Exception to permit a Use Unit 9 manufactured home in an AG Agricultural District for approximately 2.94 acres in part of the SE/4 of Section 22, T17N, R13E.

Property located: 15800-block of S. Sheridan Rd.

Acting Chair JR Donelson introduced the item and called on Jason Mohler for the Staff Report and recommendation. Mr. Mohler summarized the Staff Report and recommended approval.

Larry Whitely asked the Applicant to confirm that the proposed mobile home location would be the ultimate location if the mobile were to remain as permanent home for the Farm Manager. The Applicant, Mr. Faubert, did agree.

The City Attorney advised the Board regarding the sequencing and timing of approval relative to the zoning change approved by council. He recommended that a motion to approve be contingent upon the zoning approval becoming effective on March 23, 2016. The Board concurred with this recommendation.

JR Donelson recommended that Staff review and approve a Site Plan prior to issuance of a Building Permit and said Site Plan would show the proposed mobile home be setback a minimum distance from South Sheridan Road. Discussion ensued with resolution to require a setback of 400 feet from Sheridan.

Acting Chair JR Donelson made a MOTION to APPROVE BBOA-610 including the two conditions referenced above and subject to all of the Conditions of Approval as recommended by Staff. Larry Whitely SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Donelson, Altmann, Whiteley, & Mullins
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	4:0:0

3. **BBOA-611 – Ken Ruse of Architects Collective for Robert Cooks Green Acre Sod Farms, Inc.** Discussion and possible action to approve a Special Exception to permit a Use Unit 17 auto wash business in a CS Commercial Shopping Center District for approximately 1.088 acres in part of Lot 11, Block 2, *Southwood*.

Property located: 8112 E. 111th St. S. & 8211 E. 111th Pl. S.

Acting Chair JR Donelson introduced the item. Jason Mohler presented the Staff Report and recommendation for approval.

Discussion requiring the requirement of a Special Exception for a carwash in CS Zoning.

Discussion regarding 111th Place as a “private street”. Applicant, Mark Thomas with Architects Collective, addressed the private street maintenance responsibilities and associated restrictive covenants.

Jason Mohler confirmed that the City has not received comment from any citizens on this project.

Question regarding site plan connection to both 111th Street and 111th Place. Additional question regarding storm water runoff. Mark Thomas stated that the Kum & Go system was designed to handle runoff from the proposed project.

Jason Mohler confirmed the Staff Recommendation for Approval. Larry Whiteley made a MOTION to APPROVE BBOA-611. Richard Altmann SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Donelson, Altmann, Whiteley, & Mullins
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	4:0:0

ADJOURNMENT

There being no further business, Larry Whiteley made a MOTION to ADJOURN. Richard Altmann SECONDED the Motion. Roll was called:

ROLL CALL:

AYE:	Donelson, Altmann, Whiteley, & Mullins
NAY:	None.
ABSTAIN:	None.
MOTION CARRIED:	4:0:0

Meeting was Adjourned around 6:22 PM.